

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS 1744 Hillside Ave.. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) 9-26-05. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: _____

**II
SELLER'S INFORMATION**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.

A. The subject property has the items checked below (read across):

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Garbage Disposal - 2m. |
| <input type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> TV. Antenna | <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Built-in Barbecue | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Patio/Decking | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover* | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Number Remote Controls _____ |
| <input type="checkbox"/> Security Gate(s) | <input type="checkbox"/> Solar | <input type="checkbox"/> Carport |
| Garage: <input checked="" type="checkbox"/> Attached | <input checked="" type="checkbox"/> Water Heater Anchored, Braced, or Strapped* | <input type="checkbox"/> Electric |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility or Other _____ |
| Water Heater: <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Bottled | |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* | |
| Gas Supply: <input checked="" type="checkbox"/> Utility | | |
| <input checked="" type="checkbox"/> Window Screens - | | |

5 MISSING SCREENS

(Continued on page 2) (*see footnote on page 2)

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 1 of 3 Pages.

Buyer's Initials AD JR

Seller's Initials SA SR



SUBJECT PROPERTY ADDRESS: 1704 H. Hillsdale Ave. Date: 9-26-05

Exhaust Fan(s) in Kit + both baths 220 Volt Wiring in Kit, ut. ldr rm Fireplace(s) in L. Room
 Gas Starter _____ Roof(s): Type: SHAKE Age: 14 yrs (approx.)
Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ___ Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ___ Yes No. If yes, check appropriate space(s) below.
___ Interior Walls ___ Ceilings ___ Floors ___ Exterior Walls ___ Insulation ___ Roof(s) ___ Windows ___ Doors ___ Foundation ___ Slab(s)
___ Driveways ___ Sidewalks ___ Walls/Fences ___ Electrical Systems ___ Plumbing/Sewers/Septics ___ Other Structural Components

Describe: _____

If any of the above is checked, explain. (Attach additional sheets if necessary): _____

*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick release mechanisms in compliance with the 1995 Edition of the California Building Standards Code.

- C. Are you (Seller) aware of any of the following:
- Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property ___ Yes No
 - Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes ___ No
 - Any encroachments, easements or similar matters that may affect your interest in the subject property ___ Yes No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits ___ Yes No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ___ Yes No
 - Fill (compacted or otherwise) on the property or any portion thereof ___ Yes No
 - Any settling from any cause, or slippage, sliding, or other soil problems ___ Yes No
 - Flooding, drainage or grading problems ___ Yes No
 - Major damage to the property or any of the structures from fire, earthquake, floods, or landslides ___ Yes No
 - Any zoning violations, nonconforming uses, violations of "setback" requirements ___ Yes No
 - Neighborhood noise problems or other nuisances Yes ___ No
 - CC&R's or other deed restrictions or obligations ___ Yes No
 - Homeowners' Association which has any authority over the subject property ___ Yes No
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ___ Yes No
 - Any notices of abatement or citations against the property ___ Yes No
 - Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others) ___ Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary):
2 good neighbor fencing
11 Hillsdale Ave

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.
Seller: [Signature] Date: 9-26-05
Seller: [Signature] Date: 9-26-05

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 2 of 3 Pages.
Buyer's Initials: [Signature] Seller's Initials: [Signature]

SUBJECT PROPERTY ADDRESS: 1704 Hillside Ave Date: 9-26-05

III
AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)
THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

Agent notes no items for disclosure
 Agent notes the following items: Buyers have the right to any inspections at buyer's expense. Seller prefers "as is" sale, except for termite and chimney clearances.

Fireside Realty Agent (Broker representing Seller) Please Print
By Donna Montana 9-26-05 (Associate-Licensee or Broker Signature) Date

IV
AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)
THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent notes no items for disclosure
 Agent notes the following items: SEE ATTACHED AGENT'S INSPECTION DISCLOSURE

COLDWELL BANKER Agent (Broker Obtaining the Offer) Please Print
By [Signature] 10/28/05 (Associate-Licensee or Broker Signature) Date

V

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____ Buyer [Signature] Date 11/2/05

Seller _____ Date _____ Buyer [Signature] Date _____

Agent (Broker representing Seller) Please Print (Associate-Licensee or Broker Signature) Date

COLDWELL BANKER Agent (Broker Obtaining Offer) By [Signature] 11/2/05 (Associate-Licensee or Broker Signature) Date

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.



1704 Hillsdale Ave, San Jose, CA

IV. Agent's Inspection Disclosure

Agent notes the following items:

Cracks were noted on backyard patio, front walkway, front driveway, front patio and front exterior brick walls.

Stains were noted on side driveway, front patio and front driveway.

Traffic noises were noted.

Dog was barking in the neighbor's yard.

Paint was peeling off from the frame of the master bedroom patio door.

Cracks were noted on exterior walls.

There's seemed to be a patch or repair on the exterior wall between garage and house.

Stains, holes and chipped paint were noted on the interior walls throughout.

Stains were noted on carpet throughout.

Sink was chipped in hall bathroom.

Black stains were noted in hall bathroom shower, master bathtub and sink (see Mold Disclosure).

Master bathroom countertop tiles were chipped and cracked.

Tiles were cracked and chipped in kitchen floor.

Broken tile was noted on the floor between eat-in area and laundry room.

Kitchen countertop tiles were chipped. Kitchen sink was chipped.

Kitchen floor vibrated when dishwasher was running.

A few of the lights in the dining area light fixture was not working.

Stains and cuts were noted on hall bathroom and laundry area linoleum floors.

Stains were noted on family room ceiling beams. Family room ceiling may contain Asbestos.

Stains were noted on garage floor. Garage cannot be inspected due to personal storage. A rolled up door was installed on the side of the garage.

Buyer is advised to have any inspections desired and check with appropriate governmental agencies for any future use or changes on the property.

Agent COLDWELL BANKER By Date 10/28/05
(Broker Obtaining the Offer)

I/we acknowledge receipt of a copy of this statement.

Date _____

Date 11/2/05

Seller _____

Buyer

Seller _____

Buyer



SUPPLEMENTAL STATUTORY DISCLOSURE AND CONTRACTUAL DISCLOSURES

1. Seller makes the following disclosures with regard to the real property or manufactured home described as: 1704 Hillsdale Ave, Assessor's Parcel Number: 447-15-029 situated in SAN JOSE, County of SANTA CLARA California ("Property")

2. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

3. Are you (Seller) aware of any of the following:

- A. Whether the Property is a condominium or located in a planned unit development or other Common interest subdivision... Yes No
B. Insurance claims affecting the Property within the past 5 years... Yes No
C. Matters affecting title to the Property... Yes No
D. Within the last 3 years, the death of an occupant of the Property upon the Property... Yes No
E. The following disclosures (E(1-4)) are made upon Seller's knowledge or (if checked) will not be made On this form and instead will be made on an independent third-party report.
1. Whether the Property is located in a zone or district allowing manufacturing... Yes No
2. Whether the Property is located in a zone or district allowing commercial use... Yes No
3. Whether the Property is located in a zone or district allowing airport use... Yes No
4. Whether the Property is located within 1 mile of a former federal or state ordnance location... Yes No
(In general, an area once used for military training purposes that may contain potentially explosive munitions)
F. Whether the Property is affected by a zone or district allowing manufacturing, commercial or airport use... Yes No
G. The release of an illegal controlled substance on our beneath the Property... Yes No
H. Material facts or defects affecting the Property not otherwise disclosed to Buyer... Yes No

Explanation or if checked, see attached

4. Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

Seller [Signature] Date 9-26-05

Seller [Signature] Date 9-26-05

5. By signing below, each Buyer acknowledges that they have read, understand and received a Copy of this Supplemental Statutory Disclosure.

Buyer [Signature] Date 10/16/05

Buyer [Signature] Date 10/16/05

Agent (Broker Representing Seller) Fireside Realty

By [Signature] Date 9-26-05 (Associate-Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) COLDWELL BANKER

By [Signature] Date 10/16/05





PRDS® SUPPLEMENTAL SELLER'S CHECKLIST
Supplement to Transfer Disclosure Statement



Property: 1704 Hillside Date: 10-18-05

THE INFORMATION ENTERED ON THIS FORM IS PROVIDED BY SELLER ONLY. (AGENTS' DISCLOSURES ARE PROVIDED ELSEWHERE.) THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE RELATED PURCHASE CONTRACT.

CAUTION TO SELLER: California law requires that you disclose to a Buyer all material facts, of which you are aware or reasonably should be aware, bearing on the value or desirability of the Property. This supplemental form serves as an additional checklist intended to aid you in identifying, recalling and disclosing such material facts (including negative conditions that arose during prior ownerships). If you are in doubt as to whether a condition constitutes a "defect," it is always prudent to disclose and explain rather than remain silent. Full disclosure of material facts reduces the risk of subsequent disputes, claims and litigation regarding the Property. Please be aware of your obligation as Seller to be alert to, and to disclose problems and defects known by you to exist, even where they are not included in this checklist.

CAUTION TO BUYER: California law requires that you exercise reasonable care in investigating the Property, and that you take account of facts that are disclosed or otherwise known to you, or which are within your diligent attention and observation. You are strongly urged to thoroughly inspect the Property and surrounding neighborhood, carefully read and assess all disclosures and inspection reports (carefully considering inspectors recommendations of additional, specialized inspections) and to ask questions and make additional inquiries of others, including inspection professionals, that you, as Buyer, feel important. Factors relating to the Property and/or the neighborhood may affect you quite differently (positively or negatively) than they do the Sellers, whose perceptions are inevitably subjective. A property or neighborhood condition that is entirely satisfactory to a Seller might be regarded by a Buyer as an annoyance or a nuisance. Understand that this and other Seller disclosures typically reflect a Seller's non-expert, subjective perceptions of a Property, and that items noted on this form reflect only those conditions of which Seller is aware. This list almost certainly does not account for each and every possible defect and Seller's lack of awareness of a problem does not mean that none exists.

Respond To Each and Every of The Following Items

Answer "Yes" where you are aware of any material fact, condition or circumstance, past or present, relating to that item (including items that have been previously repaired), and provide details in the "Explanations" space provided for each category. If necessary, use additional pages.

1. **HOUSE/LOT SIZE**
- a) Approximate lot size: 6100 UNKNOWN Source: County
- b) Approximate house square footage: 1705 UNKNOWN Source: "
- c) Approximate age of the house: 49 UNKNOWN Source: " "
- d) How many years have you owned the Property? 9 yrs Lived in the Property?: 9 yrs

2. **ALTERATIONS:** Account for all remodeling work, repairs and alterations done by you (and those done, to your knowledge, by prior owners or any other person.)

Nature of Work	Approximate Completion Date	Seller has Permit Documentation* (Complete or Otherwise)	Seller has Other Documentation
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No*
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

*For example: copies of permits (including "final" permit sign-offs), inspection reports and worksheets, bids and plans

Seller's Initials [Signature]
Copyright © 2004 Advanced Real Estate Solutions, Inc.

Buyer's Initials [Signature] [Signature]
Form RSSCL Revised 10/04

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
 Answer YES to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

3. FOUNDATION/BASEMENT/CRAWL SPACE/SOILS/RETAINING WALLS YES NO
- a) Are you aware of any cracks, patches or repairs in the foundation, retaining walls or any other part of the structure? YES NO
 - b) Are you aware of any soils problems, such as settlement, movement, cracking, slippage or instability? YES NO
 - c) Are you aware of any settlement, movement, cracking, bowing, tilting, rotation or deterioration of foundation members, retaining walls or other structural elements YES NO
 - d) Are you aware of any settlement, movement, cracking, shifting, separation or sub-surface erosion as to walkways, patios, swimming pool or other decking, or any other pavement or hardscape? YES NO
 - e) To your knowledge, has any landfill, grading, "cut and fill", compaction or other soils work taken place at the Property? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

4. INTERIOR SURFACES/ELEMENTS YES NO
- a) Are you aware of any interior cracks (e.g., to ceiling, walls, around windows, etc.)? YES NO
 - b) Are you aware of any patching or repair of any interior cracks? YES NO
 - c) Are you aware of any squeaking, sloping or out-of-level floors? YES NO
 - d) Are you aware of any stains, warping, cupping, chipping, cracking, sponginess, water damage or other defects relating to hardwood (or other wood), tile, linoleum or any other flooring surface? YES NO
 - e) Are you aware of any windows that stick or bind, that fail to either latch, open or close with relative ease, or that otherwise fail to operate properly (whether continuously or seasonally)? 2nd floor windows stick YES NO
 - f) Are you aware of any glass in any interior door (including shower door) or interior window that is not "safety glass"? YES NO
 - g) Are you aware of any doors that stick or bind, are out of plumb, fail to open or close with relative ease, or that otherwise fail to operate properly (whether continuously or only seasonally)? front dr sticks YES NO
 - h) Are you aware of any defect (including seal failure) regarding any dual-pane or thermo-pane windows? YES NO
 - i) Are you aware of any damage or defect (e.g., stains, spots, tears or odors) regarding any installed carpeting? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):
NO odor, but stains on carpet.

5. SURFACE/SUBSURFACE WATER/MOISTURE CONTROL YES NO
- a) To your knowledge, does there presently exist, or are you aware of any history of, any standing or ponding water or periodic or persistent dampness or moisture, in any sub-areas or elsewhere on the Property? YES NO
 - b) Are you aware of any past or present flooding (even minor water intrusion) into the garage, basement or sub-areas? YES NO
 - c) To your knowledge, has any other part of the Property suffered any flooding or drainage problems? YES NO
 - d) To your knowledge, has any drainage systems (e.g. french drains, curtain drains), sump pumps, fans, or dry wells ever been installed at the Property? YES NO
 - e) To your knowledge, does a spring, high water table, sub-surface stream or aquifer, or any other natural source of water, exist on, or affect, the Property? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

6. ROOF/GUTTERS/SIDING YES NO
- a) To your knowledge, have there been any blockages, or other failures, of downspouts, gutters, fixed or imbedded gutter extensions or storm drains? YES NO
 - b) Are you aware of the occurrence of any past or present leaks from or through roof, siding, windows, skylights, gutters, downspouts, eaves, awnings or other areas? YES NO
 - c) To your knowledge, has any, roof repair, restoration, replacement (full or partial) or other work been undertaken? YES NO
 - d) What is the approximate age of the roof? 15-16 years

Explanations (If "yes" is checked on any of the above, please explain below):
6 broken downspout garage side and loose downspouts in backyd, plus leaves in gutters.

7. HEATING SYSTEM/AIR CONDITIONING YES NO
- a) Describe the type of heating system in the Property. (If there are multiple systems, account for each throughout this Paragraph 7.) FORCED AIR FURNACE
 - b) Have you encountered, or are you aware of, any problems with any aspect of the heating system? YES NO
 - c) Are any bedrooms or other major rooms not directly served by a heating duct? (If so, which rooms)? YES NO
 - d) What is the approximate age of the heating system? years DON'T KNOW
 - e) When was the heating system last serviced, and by whom? DON'T KNOW
 - f) Does the Property have a central air conditioning system? (If there are multiple systems, account for each with respect to all issues and inquiries raised by this Paragraph 7.) YES NO
 - g) Have you ever encountered, or are you aware of any problems with, any aspect of the air conditioning system? YES NO
 - h) What is the approximate age of the air conditioning system? years DON'T KNOW
 - i) When was the air conditioning system last serviced, and by whom? DON'T KNOW
 - j) If the Property is served by propane, are you aware of any past or present problems with that system? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
 Answer **YES** to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

- 8. ELECTRICAL FIXTURES/APPLIANCES** YES NO
- a) To your knowledge, have any electrical fixtures, devices or installed appliances (including, e.g., central vacuum, instant hot water) ever failed to perform properly or have any undergone repairs? YES NO
 - b) To your knowledge, do lights ever dim, e.g., during use of multiple appliances? YES NO
 - c) To your knowledge, has the electrical system encountered any blown fuses, tripped circuit breakers or any other problem, or undergone any repair or modification? YES NO
 - d) Have you yourself, or has any unlicensed worker or contractor, undertaken any electrical repair, wiring, installation or other electrical work at the Property? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

- 9. ELECTRONICS/NETWORKS/TELEPHONE DEVICES AND SYSTEMS** YES NO
- a) Does the Property have a television antenna? YES NO
 - b) Are cable television lines presently installed and hooked up to a cable television service provider? YES NO
 - c) If cable television is not presently set up at the Property, are you aware of the availability of commercial cable television service at your location? YES NO
 - d) Is a satellite receiver (or "dish") affixed and wired into the Property? If yes, it is Leased Owned by Seller YES NO
 - e) Do any abandoned or unused cable or satellite systems remain at the Property? YES NO
 - f) Are you aware of any electronic interference to your television, radio, cell phones, etc., from neighboring transmitters, ham radio operators or other sources? YES NO
 - g) How many individual telephone lines (separate telephone numbers) are wired into the Property? Two YES NO
 - h) Is the Property wired and equipped with an integrated telephone system(s) (e.g., systems incorporating telephone, intercom, radio, other functions)? YES NO
 - i) Is the Property wired and equipped for high-speed data line service? YES NO
 - j) Does the Property have a built-in alarm system? If equipped with a built-in alarm system, please indicate the following: Leased Owned Auditory only "Central Station" only Auditory and "Central Station" YES NO
 - k) Have you experienced any system failure caused false alarms or other defects? YES NO
 - l) If applicable, name of alarm system provider used (if any) _____ YES NO
 - m) Is the Property equipped with a video surveillance system? YES NO
 - n) Is the Property equipped with automatic security lighting? YES NO
 - o) Is the Property equipped with electronically activated gates? YES NO
 - p) Is the Property equipped with an intercom system? YES NO
 - q) Is the Property equipped with built-in sound or entertainment systems? YES NO
 - r) Describe and explain below any system failure or other problem, past or present, and whether or not previously repaired, regarding any item listed above (g-q) in this Paragraph 9. YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

- 10. WATER SUPPLY/PLUMBING (INCLUDING NATURAL GAS AND PROPANE) SYSTEMS** YES NO
- a) Are you aware of any past or present plumbing (including natural gas or propane) leakage or other problems or repairs? YES NO
 - b) When was any part of the plumbing system last serviced? UNKNOWN YES NO
 - c) Have you yourself, or has any unlicensed worker or contractor, undertaken any repair, installation or work relating to water or natural gas or propane lines at the Property? YES NO
 - d) Are you aware of any past or present episode of flooding of any part of the interior of the Property? YES NO
 - e) Have you experienced high or low water pressure problems at the Property? YES NO
 - f) Have you experienced any problem with water supply, purity, quality or taste? YES NO
 - g) Have you experienced excessive delays in drawing hot water to any faucet? YES NO
 - h) Have you experienced any rust, sediment or discoloration in your water? YES NO
 - i) Is the Property equipped with a water softener? If yes, it is Leased Owned YES NO
 - j) Is the Property equipped with a purification system? If yes, it is Leased Owned YES NO
 - k) Have, to your knowledge, any plumbed appliances (e.g., refrigerator ice maker/water dispenser, instant hot water) or other plumbing-related systems failed to operate properly? YES NO
 - l) Is the Property equipped with a hot water re-circulating system? YES NO
 - m) Is your water supply fluoridated? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

- 11. PRIVATE WATER SYSTEM/WELL** Not Applicable YES NO
- a) Is the Property served by a private water system that includes other users? If yes, identify the system and set forth and describe Property's water entitlement (or provide full documentation). YES NO
 - b) Do you have documents setting forth permits, approvals, usage fees and maintenance? YES NO
 - c) Is the Property served by a well? YES NO
 - d) Have you experienced any problem with supply, purity, quality or taste of water from any well or private water system? YES NO

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
 Answer YES to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

PRIVATE WATER SYSTEM/WELL (continued)

- e) Do you have copies of inspection reports of the well and of any related water storage tank? YES NO
- f) Do you have any inspection reports relating to wells, storage tanks, water flow and recovery rates, purity and quality? YES NO
- g) Are you aware of any governmental-mandated water hook-up to a public water system contemplated or in process? YES NO
- h) Are you aware of any information relating to any governmental water flow requirements or restrictions? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

12. SEWER SYSTEM Not Applicable YES NO

- a) Are you aware of any past or present blockage, backup, overflow or other failure of the sewer system (this includes toilets, tubs, kitchen and bathroom sinks, etc.)? YES NO
- b) Do any sinks, tubs, showers, etc. drain unreasonably slowly? YES NO
- c) With what frequency have you had waste or sewer lines snaked/rooted, and with which service provider? YES NO
- d) Are you aware of any current government-imposed inspection, repair or upgrade requirement (e.g., sewer lateral tests) applicable to the Property? YES NO
- e) To your knowledge, is the Property equipped with any booster or other pump system related to the sewer system? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

13. SEPTIC SYSTEM Not Applicable YES NO

- a) Are you aware of any past or present blockage, backup, overflow or other failure of the septic system? YES NO
- b) If you are aware of the material (e.g., concrete, redwood, etc.) of which the septic tank is constructed, please indicate: YES NO
- c) Are you aware of any repairs, replacements, relocations or expansions of the septic tank? YES NO
- d) When was the septic tank last pumped? YES NO
- e) Are you aware of any repairs, replacements, relocations or expansions of the leach field(s)? YES NO
- f) Have you been informed by any advisory, notification, inspection report or any other source that limitations of the septic system may preclude or limit expansion of living space at the Property? YES NO
- g) Have you been informed by any advisory, notification, inspection report or any other source that soils conditions may preclude or limit expansion of the septic system? YES NO
- h) Are you aware of any governmental plans or requirements that may mandate hook-up to a public sewer system? YES NO
- i) Are you aware of any present or contemplated governmental measure that would require, upon sale, that the septic system be inspected, replaced or upgraded, or converted and connected to a public sewer system? YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

14. ABANDONED WELLS/SEWER/SEPTIC SYSTEMS Not Applicable YES NO

- a) Are there any abandoned wells, water storage tanks or related equipment at the Property? YES NO
 - b) Are you aware as to whether any unused or abandoned sewer/septic system equipment (e.g., tank, leach lines), or abandoned leach field, is located at the Property? YES NO
- If yes, explain below whether and how it has been disposed of (e.g., removed, filled in, etc.) and permit status. YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

15. LANDSCAPING/IRRIGATION YES NO

- a) Does the Property have a sprinkling system? If yes, it is Manual Automatic YES NO
- b) Does the Property have a drip system? If yes, it is Manual Automatic YES NO
- c) Does the Property have an exterior lighting system (e.g., landscape, security)? YES NO
- d) Does the Property have a pond, waterfall or other decorative water-related landscaping feature? YES NO
- e) Are you aware of any defects or malfunctions regarding any of the above systems? YES NO
- f) Are you aware of any repairs, modifications or replacements to any of these systems? YES NO
- g) Does the Property have a play structure? If yes, please describe below the anchoring mechanism and any defects, modifications or repairs of which you are aware. YES NO
- h) Are you aware of any diseases or infestations affecting trees or other plantings at or near the Property? If yes, please describe below, including treatment, if any. YES NO

Explanations (If "yes" is checked on any of the above, please explain below):

16. SWIMMING POOL/SPA Not Applicable YES NO

- a) Are you aware of any water leakages from the pool or spa? YES NO
- b) Are you aware of any past or present defects or malfunctions regarding such pool and spa equipment as heating, filtration or cleaning systems; pool or spa surfaces, decking or coping; lighting, ladders, slides or diving boards; pool enclosures, safety covers or alarms? YES NO

Seller's Initials SA

Buyer's Initials BA BC

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
 Answer YES to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

SWIMMING POOL/SPA (continued)

- c) Are you aware of any repairs having been done to the pool or spa? YES NO
- d) Are you aware as to whether a pool at the Property has been filled in, removed or otherwise abandoned or eliminated? YES NO
- e) Does the pool have a heating system? Gas Electric Solar Other YES NO
- f) When was the pool heater last utilized? _____
- g) If the pool or spa has had regular maintenance, please identify the service provider, frequency, and last date serviced. _____

Explanations (If "yes" is checked on any of the above, please explain below):

17. PETS/ANIMALS

NO PETS

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| a) Are you aware of the prior or present existence of pets at the Property? <u>If yes, indicate type, number, and when they were present at the Property.</u> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are you aware as to whether at any time any animal urine or feces has come into contact with carpeting or any other interior surface of the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Are you aware of any staining, spotting, discoloration, warping or any other damage to carpets, hardwood or other flooring, or any other surface, relating to animal urine or feces? <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Are you aware of any present, past or seasonal (e.g., during warm temperatures) odors at the Property relating to animals? <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |
| e) To your knowledge, have there ever been any ticks, fleas or other pet-related insect problems at the Property? <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Are you aware of any treatment or process employed to eradicate pet-related odors, stains or other problems? <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

18. NEIGHBORHOOD CONDITIONS

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| a) Is the Property situated on or near a bus route? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Is noise related to vehicular traffic, including bus traffic, noticeable at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Do problems with any traffic congestion, excess speed, hampered driveway ingress or egress, limited or congested on-street parking, or other road-related difficulties exist at or near, or do they otherwise affect, the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Is railroad, train, light rail, BART, or other rail traffic noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Is aircraft noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Is noise from schools or parks noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Do any local business, recreational, commercial or institutional (e.g., day care, religious, residential care or "group") facilities create noise, litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Do any local entertainment complexes, amphitheaters or other venues create noise litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Do local events, gatherings or traditions (e.g., parades, block parties, holiday decorations, sporting events) create noise, litter, traffic/parking congestion, night activities or other annoyances noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Is barking and/or are other noises from dogs, cats or other animals noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Has the presence in your neighborhood of birds (e.g., pigeons, seagulls), rodents or other animals, including both feral and domesticated animals, caused or constituted an annoyance or nuisance at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Are other neighborhood noises (e.g., loud music, construction equipment, shouting, air condensers and other noisy appliances, generators, pool equipment, late-night parties, sporting or other events) noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Are there odors from or in the neighborhood that have been noticeable at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Is there a neighborhood litter or debris problem that reflects on, or otherwise affects, the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Are you aware of any burglaries, assaults or other crimes in the neighborhood within the last three years? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p) Are you aware of any Property or neighborhood conditions or circumstances beyond those referred to above that might reasonably affect the value or desirability of the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q) Have you, or to your knowledge has anyone in your neighborhood or household, ever complained to governmental authorities or others regarding any neighborhood condition, including those listed in this Paragraph 18? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explanations (If "yes" is checked on any of the above, please explain below):

19. ENVIRONMENTAL ISSUES

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| a) Are you aware of the presence of any asbestos (e.g., in sprayed ceiling materials, furnace ducting, etc.) at the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Are you aware of the past or present disposal, leakage or spills on or near the Property of motor oil, heating oil, solvents or other hazardous chemicals or substances, or the existence (and any known leakage, failure or other failure) of any above-ground or underground storage tank ("UST") located on or near the Property? <u>If yes, describe present status and details regarding any remediation or clean up.</u> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Are you aware of the presence on the Property of any UST ever containing heating oil, gasoline/diesel or any other fluid? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Are you aware of the removal from the Property of any previously buried or unburied storage tank? <u>If yes, please provide details, date, regarding circumstances and public agency involvement.</u> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Are you aware of any toxic or hazardous material leakages or spills within a half-mile of the Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Are you aware at the Property of lead-based paint, any lead paint residue or any other lead material? <u>UNKNOWN</u> <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Are you aware of the past or present existence at the Property of any mold, fungus or spores? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
 Answer **YES** to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

ENVIRONMENTAL ISSUES (continued)

- h) Are you aware of any environmental inspections or tests undertaken relative to any exterior part of the Property?
- i) Are you aware of any odors at the Property whether persistent, recurrent, occasional or seasonal?
- j) Are you aware of any present or prior use of the Property as a site or facility (e.g., "lab") used for the manufacture, storage, disposal, release, use or sale of illegal controlled substances, and/or any chemicals or substances used in the manufacture or preparation thereof?

Explanations (If "yes" is checked on any of the above, please explain below):

20. GOVERNMENTAL ISSUES/HOMEOWNER ASSOCIATION ISSUES

YES NO

- a) Are you aware of the existence of any special (e.g., seismic, flood, coastal) zone that covers the Property?
- b) Are you aware of the existence or pendency of any applicable rent control ordinance?
- c) Are you aware of any current bonds, fees or assessments that do not appear on the Property's tax bill?
- d) Are you aware of any proposed or contemplated bonds, fees or assessments that would, if enacted, apply to the Property?
- e) Are you aware of any restrictions on use of the Property other than those imposed by zoning laws or CC&Rs?
- f) Are you aware of any existing or contemplated building (or other) moratoria that would apply to the Property?
- g) To your knowledge, is any Property-related application, certification, inspection or investigation by any governmental authority currently pending or contemplated?
- h) Are you aware of the existence or pendency of any stop work order, or notice of code or other violation or dangerous condition?
- i) Are you aware of any government-imposed requirement or order that brush, trees, grass or other vegetation at the Property be cleared, or that flammable materials be removed?
- j) Are you aware of any government-mandated tree (or other landscaping) planting, tree removal or cutting restrictions, removal or replacement program that would affect the Property?
- k) Are you aware of whether any part of the Property falls under provisions of the Williamson Act (tax-benefited covenant to hold and maintain certain properties as agricultural lands)?
- l) Are you aware of any ongoing or contemplated eminent domain, condemnation or annexation process or proceedings relating to the Property?
- m) Are you aware as to whether or not the Property's school district mandates the busing of students?
- n) Are you aware of any current or contemplated construction, reconfiguration, conversion or closure of any nearby schools?
- o) Are you aware of any ongoing or contemplated construction, reconfiguration or closure relating to nearby roadways?
- p) Are you aware of any ongoing or contemplated removal or emplacement of any nearby traffic signals or signs?
- q) Are you aware of any ongoing or contemplated construction, reconfiguration or closure of nearby parks/recreational facilities?
- r) Is the Property situated in an unincorporated area of the County?

Explanations (If "yes" is checked on any of the above, please explain below):

21. TITLE/OWNERSHIP/LITIGATION

YES NO

- a) Are you aware of any person who, though not currently an owner of record, nevertheless claims an ownership interest in, or right to possess, the Property?
- b) Are you aware of any ongoing or contemplated legal proceedings (e.g., probate, trust, guardianship, quiet title, specific performance) relating to the Property?
- c) Do you have or intend to utilize a power of attorney in conjunction with the sale of the Property?
- d) Is the access road to the Property a private road? If yes, indicate whether there is a written road maintenance agreement recorded for the Property, and explain how the road is maintained.
- e) Are you aware of any use (e.g., as a pathway, driveway, landscaping, etc.), continuous or otherwise, made at or of the Property by any other person?
- f) Are you aware of any claims made by others of any license, easement (including prescriptive easement) or other right or entitlement relating to the Property?
- g) Are you aware of the existence of any unrecorded deed, road maintenance agreement, water usage agreement or other agreement or instrument relating to the Property?
- h) Are you aware of any lease or rental agreement that is, or is claimed to be, currently in effect?

Explanations (If "yes" is checked on any of the above, please explain below):

22. HOME OWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY

YES **NO**

- a) Within the past five years have you or, to your knowledge, has any prior owner, made any claim relating to a plumbing leak or other water release, water intrusion, property damage, personal injury, or any other matter, against a Home Owner's Insurance policy (i.e., fire and/or other property and personal casualty policy) covering the Property?
 If "Yes," please identify the following as to each claim (use additional pages, if necessary):
 - 1) name of claimant _____
 - 2) insurance company and policy number _____
 - 3) approximate date of the claim _____
 - 4) nature of the claim, and how resolved, if known _____
- b) Has, to your knowledge, any insurance company, within the past five years, refused to issue to you or renew for you a Home Owner's Insurance policy covering the Property?

Property: 1704 Hillsdale Ave Date: 10-18-05

PRDS® SUPPLEMENTAL SELLER'S CHECKLIST:

Answer each of the following questions.
Answer YES to any of the items if you are aware of any condition or circumstance, whether past or present, and whether or not previously repaired, relating to that item. Whenever an item is checked "YES" explain in detail on the lines at the end of the relevant category. (If necessary, use additional pages.)

HOME OWNER'S INSURANCE COVERAGE AND CLAIMS HISTORY (continued)

If "Yes", please indicate the following (use additional pages, if necessary):

- 1) approximate date of such refusal _____
- 2) the insurance company involved _____
- 3) the basis of the refusal, if known _____

c) Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance?

Explanations (If "yes" is checked on any of the above, please explain below):

23. GENERAL YES NO
- a) Are you aware of any death, natural or otherwise, having occurred on the Property within the past three years?
 - b) Are you aware of the existence of any current or prior inspection reports, termite/structural pest control reports, contractor estimates/bids or other documents (not otherwise accounted for above) relating to the structure, condition, repair or contemplated repair, or contemplated improvement of the Property?
 - c) Are you aware of any problem, defect, deficiency, malfunction or other negative condition or attribute of the Property other than what you have disclosed?

Explanations (If "yes" is checked on any of the above, please explain below):

24. ADDITIONAL INFORMATION (Use additional sheet, if necessary)

23. (b) DENNIS TERMITES Insp. AND
CLEARANCE DATED 8-19-05

CHIMNEY CLEAN CO. 8-20-05 - REPORT
WORK COMPLETED 9-8-05

Seller certifies that the information set forth in this document is true and correct to the best of Seller's knowledge as of the date signed below:

Date: 10/18/05 Seller: [Signature] Seller: [Signature]

Buyer hereby acknowledges receipt of a copy of this document:

Date: 11/2/05 Buyer: [Signature] Buyer: [Signature]